

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

48 Warman Close Stockwood Bristol BS14 8LZ

FANCY WORKING FROM HOME? This quality extended 4/5 bedroom semi detached not only provides a **BEAUTIFUL HOME** to live in, but also offers a **HOME OFFICE** in the rear garden to work from.



REF: ASW5612

Asking Price £425,000

**Quality Extended Family Home * Home Office In Rear Garden
Open Plan Living * Four/Five Bedrooms * Backs Onto Woodland
Gas Central Heating & Double Glazing * Garage & Ample Parking
Council Tax Band: D * EPC Rating: C**

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

Telephone: 01275 892228

www.stephenmaggs.co.uk email@stephenmaggs.co.uk



SITUATION:

STOCKWOOD is situated in South Bristol between Keynsham and Whitchurch. It is served well by Public Transport to Bristol, Bath, and other local areas. Stockwood has its own Library, Health Centre, and boasts an 18 hole golf course. Located nearby is the Avon Wild Life Trust which is used by the locals for both walking and cycling. There are numerous local shops, and a large shopping outlet including a cinema with numerous eating places in nearby Brislington.

DESCRIPTION:

Backing onto Woodland, this extended chalet offers quality accommodation that cannot be judged without a thorough internal viewing. At the rear is a large open plan living/kitchen area, with an additional sitting/bedroom on the ground floor, and offering four spacious bedrooms on the first floor. Set at the bottom of the rear garden is a stunning home office/work area which could also be used a private retreat! Call the sole selling agent to arrange your accompanied viewing without delay.

HALLWAY:

Composite double glazed entrance door, cupboards housing the gas and electric meters, double glazed window to the side, wood effect tiled floor, designer radiator, staircase rising to first floor.

CLOAKROOM:

Opaque double glazed window to the side with fitted louvre blinds, W.C with concealed cistern, vanity wash hand basin with storage cupboard beneath, tiled flooring, designer radiator, PIR light.

LIVING ROOM/KITCHEN: 18' 5" x 18' 11" maximum (5.61m x 5.76m)

This is a large open plan living area incorporating the original living room and kitchen, double glazed window to the rear with fitted Austrian blind, large three panel bi-fold door, timber effect tiled flooring, log burner, large walk in under stair cupboard. The kitchen area has been fitted with an extensive range of grey wood effect wall and base units, Quartz worktops, central island with breakfast bar area, two built in ovens, five burner gas hob with cooker hood over, integrated fridge and freezer and dishwasher, upstands to match the worktops, recessed low voltage spotlights.

UTILITY ROOM: 9' 1" plus depth of fitted cupboards x 4' 6" (2.77m x 1.37m)

Double glazed window to the side with louvre blinds, fitted base units with Quartz worktops, inset Belfast sink, plumbing for automatic washing machine, range of tall built in cupboards, one which has a Worcester gas fired combination boiler supplying central heating and domestic hot water, designer radiator, opaque double glazed door to the side, recessed low voltage spotlights.

SITTING ROOM/BEDROOM: 10' 10" x 10' 0" (3.30m x 3.05m)

Double glazed window to the front with fitted louvre blinds, continuation of timber effect tiled flooring, double panelled radiator, fitted units.

FIRST FLOOR LANDING:

Access to loft space with retractable ladder, recessed low voltage spotlights, doors to first floor accommodation.

BEDROOM ONE: 15' 1" x 10' 9" (4.59m x 3.27m)

Double glazed window to the rear overlooking the woodland, engineered Oak flooring, double panelled radiator, recessed low voltage spotlights.

BEDROOM TWO: 10' 9" x 10' 6" (3.27m x 3.20m)

Double glazed window to the front with louvre blinds, continuation of Oak flooring, panelled radiator.

BEDROOM THREE: 11' 0" x 7' 10" (3.35m x 2.39m)

Double glazed window to the side and double glazed window to the front with fitted Louvre blind, panelled radiator, continuation of Oak flooring, fitted wardrobe.

BEDROOM FOUR: 8' 9" plus large walk in door area x 9' 0" (2.66m x 2.74m)

Double glazed window to the rear, double glazed window to the side with fitted Louvre blind, continuation of Oak flooring, designer radiator, door to:

EN-SUITE CLOAKROOM:

Opaque double glazed window to the side, fitted with a W.C with concealed cistern, vanity wash hand basin, designer radiator, extractor fan.

BATHROOM:

Opaque double glazed window to the side, fitted with a large walk-in tiled shower cubicle with mixer shower, having both overhead and body sprays, vanity wash hand basin, close coupled W.C, tiled floor, designer radiator, extractor fan.

FRONT GARDEN:

At the front is an imprinted concrete driveway providing off road parking for three cars, which extends to the side of the house providing additional parking and leads to the garage.

GARAGE:

At present the garage is divided into two areas. The front area having an up and over door providing a very useful shed storage space. The second rear area as a playroom or general storage area, having double glazed window to the rear and double glazed door giving access to the rear garden.

REAR GARDEN:

The rear garden itself is arranged into two areas. The upper area being laid to paving with surrounding flowerbed, having outside water point and a wooden covered area with fitted bench, providing a useful multiple use area for BBQ or entertaining. The second lower area is enclosed with timber fencing, laid to a combination of paving with small water feature and artificial grass, raised flowerbed and greenhouse.

HOME OFFICE/WORK AREA: 18' 7" x 8' 10" (5.66m x 2.69m)

Two double glazed windows with fitted roller blinds overlooking the rear garden. Presently arranged as a workshop/office area and having a separate kitchenette.

N.B:

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.



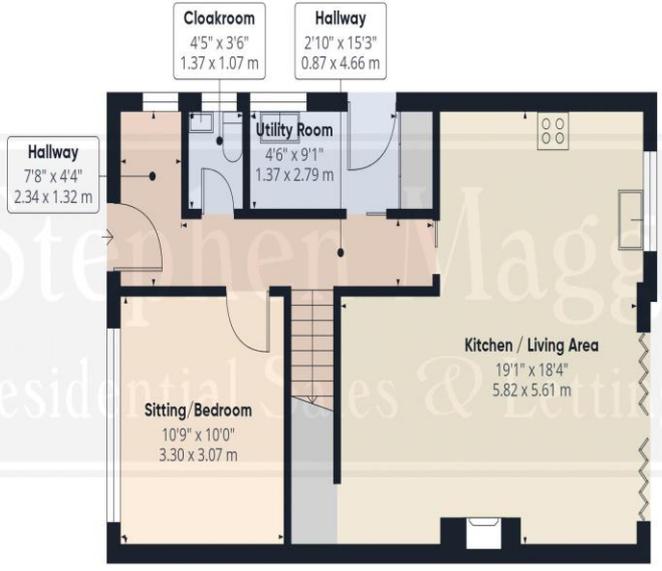
The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

Stephen Maggs
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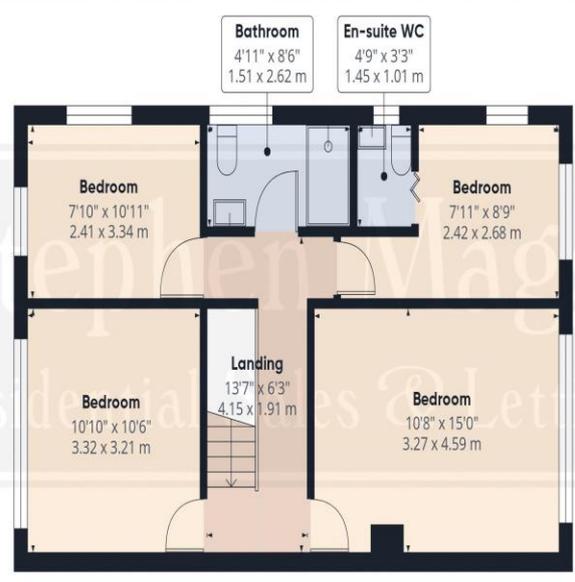
If you are interested in putting an offer in on this property, I will need the following information from you first.

1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

This information will need to be emailed to nigel@stephenmaggs.co.uk or cliff@stephenmaggs.co.uk before any offer is put forward.



Approximate total area¹⁾
1163 ft²
107.9 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

THE PROPERTY MISDESCRIPTIONS ACT 1991:

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

Energy Performance Certificate



48, Warman Close, BRISTOL, BS14 8LZ

Dwelling type: Semi-detached house
Date of assessment: 06 September 2016
Date of certificate: 06 September 2016

Reference number: 0142-2866-7516-9906-1975
Type of assessment: RdSAP, existing dwelling
Total floor area: 114 m²

Use this document to:

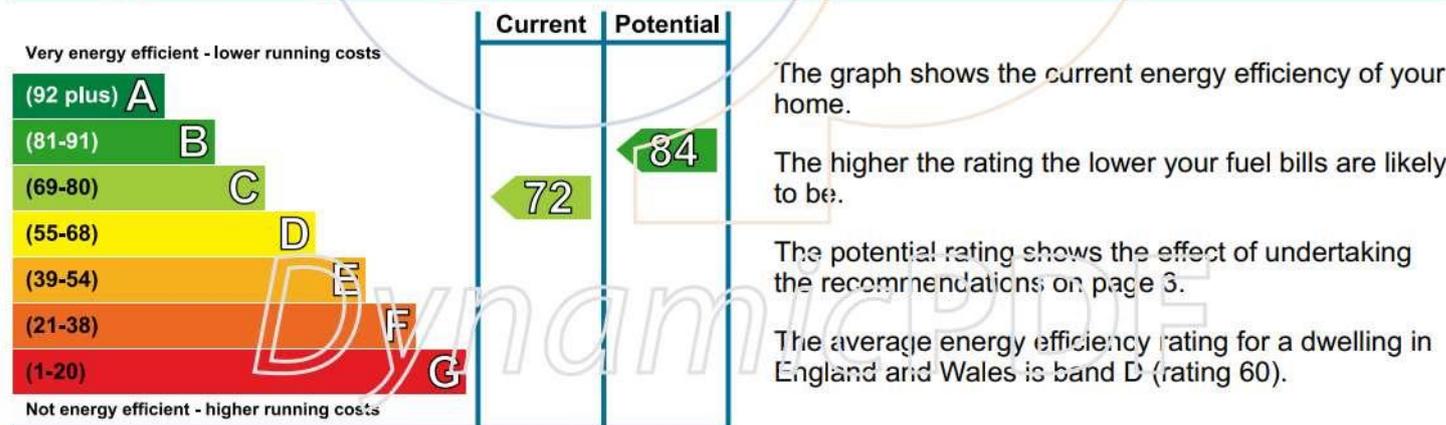
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,451
Over 3 years you could save	£ 384

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 207 over 3 years	
Heating	£ 1,833 over 3 years	£ 1,620 over 3 years	
Hot Water	£ 342 over 3 years	£ 240 over 3 years	
Totals	£ 2,451	£ 2,067	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 132	✓
2 Low energy lighting for all fixed outlets	£25	£ 57	
3 Heating controls (room thermostat)	£350 - £450	£ 90	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.